



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration
DIVISION OF PURCHASES
One Capitol Hill
Providence, RI 02908-5855

Tel: (401) 574-8100
Fax: (401) 574-8387
Website: www.purchasing.ri.gov

August 29, 2013

ADDENDUM NUMBER ONE

RFQ # 7484379

TITLE: Rhode Island State Park and Beach Food and Sundry Concessions

Closing Date and Time: 9/6/2013 at 10:00 AM

Per the issuance of this ADDENDUM #1 (20 pages) the following change(s) are noted:

Specification Change /Addition / Clarification

This addendum posts the sign in sheets from pre bid conferences held 8/21/2013 and 8/22/2013. As noted at the pre bid conference only those vendors who signed in will be allowed to submit bid proposals. There were no vendors attending at Pulaski State Park, therefore no proposals will be accepted for that location.

This addendum posts a revised Bid Sheet which must be submitted with bid proposal. Failure to do so may result in your bid being deemed non-responsive.

This addendum posts the visitor count in 2012.

This addendum posts an acknowledgement of addendum(a) sheet which must be submitted with your bid proposal. Failure to do so may result in your bid being deemed non-responsive.

This addendum clarifies/answers questions from the pre bid conferences.

Mr. Robert Paquette went over, at all locations, the specifics of the bid proposal. In particular he mentioned the payment schedule and the change in the last year's payment. He mentioned what happens during "special occasions/events." (no special rights), and he



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mentioned how the disbursement of funds is made (to the Department of Environmental Management and to the State General Fund) . He asked that everyone make themselves aware of the specific requirements of the bid proposal. Below are clarifications as they relate to specific areas:

Pulaski State Park:

There were no vendors attending at Pulaski State Park, therefore no proposals will be accepted for that location.

Lincoln Woods:

DATE CHANGE

NOTE: The State of Rhode Island has a planned major renovation of the beach area and facilities at Lincoln Woods State Park. This renovation is planned to start on September 1, 2014 and continue through the spring and a portion of the summer of 2015. Arrangements will be made for a temporary concession area that may only be able to supply drinks and prepared foods. The successful concessionaire must be aware of this disturbance to the operation and also the need to relocate to a new building upon completion at the concessionaire's expense.

Colt State Park:

Location(s) of roving concessions discussed.

Brenton Point State Park Portable Food and Sundry Concession Operation:

A Concessionaire is requested to operate a portable food and sundry concession at Brenton Point State Park at locations specified within this contract or approved in writing by the Director of the Department of Environmental Management or his/her authorized representative. This concession will be self-contained only with no utilities supplied by the Department. The nature of the food and sundry service at the time of bid shall be restricted to food, beverages, kites and banners. Any and all other considerations shall be submitted separately according to sub-concessionaire provisions within this contract. The concession period is for (5) Five Years, May 1st 2014 through October 31, 2018.



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LOCATION OF CONCESSION WITHIN PARK CHANGE;

The approved exact locations of the portable concession will be outlined at the pre-bid conference prior to bidding. The locations that will be permitted for use by the vendor are specific. Any changes must be by written permission by the authorized representative of the Department of Environmental Management. Locations for this concession are: one stationary location on concrete pad on lawn in front of Rest Room Building, two roving and or stationary locations along parking area, one near each entrance.

CHANGE

Location for this concession is: one stationary location on the concrete pad on lawn in front of Rest Room Building, there are NO roving food concessions in this contract. The sundry and kite sales are allowed in field area at a location determined by the DEM management.

Fort Adams:

Location(s) of roving concessions discussed. There is no food contract at this location.

Goddard State Park (Food and Golf Concession and Roving):

Roving concessionaire is not to drive across fields to try and make a sale (safety issue). Golf ticket sales are the responsibility of the State. Golf carts are the responsibility of the concessionaire. Window in patio area has not been opened in 30 years.

East Matunuck:

The Department of Environmental Management is open to the concessionaire having events on the pavilion deck. This will need to be coordinated with the Department.

Misquamicut:

AVAILABLE EQUIPMENT CHANGE UPDATED LIST OF EQUIPMENT

The concession presently has a fully equipped operating kitchen, all equipment other than the cooking hood, ANSUL system and three bay sink are in "as in condition" and is the responsibility of the concessionaire to maintain if desired to retain in the concession moving forward. The equipment is the property of the State of Rhode Island and will be reevaluated



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after the 2013 season on its condition and availability to the possible new concessionaire. Any and all equipment that is not wanted by the concessionaire during the life of this contract will be returned to the DEM Division of Parks and Recreation. The concessionaire will be required to provide his/her own appliances in a combination that will not exceed the available electric service

List of existing kitchen equipment owned by the state:

Concessionaire will be responsible to document all state owned equipment including serial numbers in the concession prior to beginning of this contract with a representative of RI State Parks.

Emery Thompson Model 40BLT Ice Cream Freezer
Vulcan Model MGG24 Medium Duty Gas Griddle
Vulcan medium duty gas counter char broiler MGCB34
Hatco Glo-Ray portable food warmer
Pitco Frialator Model 18 Tube Fired Gas fryer- 3 total
Aero Stainless 30" Steel undershelf
True Undercounter freezer unit
Aero 30" TSX series Flat top Stainless Steel table
Bread Box 24" x 30" x 34" high, 2 drawer stainless steel
Hatco Glo-Ray infrared food warmer-total 4
Scotsman air cooled modular contour cuber
Scotsman Modular Ice Storage Bin BH800
Hatco Flav-R-Fresh holding and display cabinet
Everpure InsurIce 2000 twin water filter for ice makers
Exhaust hood
Hand sink
Three compartment sink
Mop sink



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This addendum answers sent in on line to bidinfo@purchasing.ri.gov until 8/28/2013 until 5pm:

Scarborough Beach Questions:

How often is the South Lot closed and what decides it being open or not? Does the amount of cars in the North lot affect it or weather or staffing, time of year, something else?

Scarborough South is its own entity; it is open on Memorial Day and closes on Labor Day. The lot is usually full on weekends and very busy during the week during peak season. Scarborough North parking does not affect parking at Scarborough South.

What are any restrictions for items sold in sundry concessions? No restrictions, although the State DEM does have the right to limit the sale of products that may be inappropriate or offensive to others.

Is the commission for Scarborough logo just for the trademarked logo? The State DEM will need approval on all items using a Scarborough logo before being produced, although we will entertain many options for marketing of this popular beach.

About East Matunuck:

What are any restrictions for signage and placement? The State DEM must approve the location of all signage. This is a beautiful new pavilion and the placement of signage will depend on location that will be the least impact on its beauty.

Can a menu be posted up on the outside wall of the concession stand? There is currently a board above the concession stand that is used for menu and prices.



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About the general contract:

"1/3 to be paid at signing, 1/3 July 15, and 1/3 August 15 less 50% capitol improvement payments each year". Can you please elaborate on this? So if the bid is \$30,000, \$10,000 is due at signing, \$10,000 is due July 15th, and what is due August 15? If the bid total is \$30,000 per year, \$5,000 is due at signing, \$5,000 is due July 15, and \$5,000 is due on August 15, the remaining \$15,000 will be used for Capital improvement due on September 15, in the first 4 years of the contract. In the last year of the contract the capital improvement payment is due in May before the final season start.

If the total bid for 5 years exceeds \$500K, does a public copy need to be included or is it only if the bid exceeds \$500K per year? No public copy of the bid is required. The revised bid sheet, acknowledgement of addendum(a) sheet (both attached to this addendum and the other documents required by the Department of Environmental Management, as outlined in the bid proposal) need to be submitted.

Also how many parking spaces are there in each of the following beaches:
Scarborough, Misquamicut, Roger Wheeler, and East Matunuck?

Scarborough North	Main Lot	740
Scarborough North	Auxiliary Lot across the street	725
Scarborough South		1,000
East Matunuck State Beach		650
Roger Wheeler State Beach		2,000
Misquamicut State Beach		2,600

NO FURTHER QUESTIONS WILL BE TAKEN



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REVISED BID SHEET-7484379
STATE PARK BEACH FOOD AND SUNDRY CONCESSIONS

	TOTAL FOR 5 YEARS
1) Colt State Park: Roving Soft Frozen Beverage Concession (Minimum bid = \$7,000.00/per year x 5yrs = \$35,000)	\$ _____
2) Goddard State Park: Food & Golf Concession (Minimum bid = \$14,000/per year x 5yrs = \$70,000)	\$ _____
3) Goddard State Park: Roving Soft Frozen Beverage Concession (Minimum bid = \$5,000.00/per year x 5yrs = \$25,000)	\$ _____
4) Lincoln Woods: Food & Sundry Concessions (Minimum bid = \$11,000/per year x 5yrs = \$55,000)	\$ _____
5) Lincoln Woods State Park: Frozen Soft Beverage Concession (Minimum bid = \$5,000.00/per year x 5yrs = \$25,000)	\$ _____
6) Pulaski State Park: Frozen Soft Beverage Concession (Minimum bid = \$4,000.00/per year x 5yrs = \$20,000)	\$ _____
7) Brenton Point: Portable Food & Sundry Concessions (Minimum bid = \$4,000/per year x 5yrs = \$20,000)	\$ _____
8) Brenton Point State Park: Roving Frozen Soft Beverage Concession (Minimum bid = \$4,000.00/per year x 5yrs = \$20,000)	\$ _____



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REVISED BID SHEET-7484379
STATE PARK BEACH FOOD AND SUNDRY CONCESSIONS

TOTAL FOR 5 YEARS

9) Fort Adams State Park: Roving Frozen Soft Beverage Concession
 (Minimum bid = \$4,000.00/per year x 5yrs = \$20,000) \$ _____

10) Roger Wheeler: Food & Sundry Concessions
 (Minimum bid = \$25,000/per year x 5yrs = \$125,000) \$ _____

11) Scarborough North & South: Food & Sundry Concessions
 (Minimum bid = \$55,000/per year x 5yrs = \$275,000) \$ _____

12) Misquamicut State Beach: Food & Sundry Concessions
 (Minimum bid = \$ 55,000/per year x 5yrs = \$275,000) \$ _____

13) East Matunuck: Food & Sundry Concessions
 (Minimum bid = \$14,000.00/per year x 5yrs = \$70,000) \$ _____

Company Name _____

Address: _____

Name & Signature of Authorized Representative:

Date: _____



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**BID 7484379
State Park Beach Food and Sundry Concessions**

Acknowledgement of addendum(a):

I have received and reviewed the following addendum(a) that pertain to this bid. This sheet must be submitted with your bid proposal. Failure to do so may result in your bid being considered NON-RESPONSIVE.

Addendum Number _____ **Dated** _____

Signed _____ **Dated** _____

Title _____



State of Rhode Island
Division of Purchases
One Capitol Hill
Providence, RI 02885

"MANDATORY" PRE-BID CONFERENCE SIGN IN SHEET

Mandatory Pre-bid Conference: Any vendor who intends to submit a bid proposal in response to this solicitation must have its designated representative attend the mandatory pre-bid conference. The representative must register at the pre-bid conference and disclose the identity of the vendor whom he/she represents. Because attendance at the pre-bid conference is mandatory, a vendor's failure to attend and register at the pre-bid conference shall result in disqualification of the vendor's bid proposal as non-responsive to the solicitation.

BID NUMBER: 7484379
BID TITLE: CONCESSION CONTRACTS FOR STATE PARK FACILITIES- PULASKI STATE PARK
PRE-BID DATE AND TIME: 8/21/2013 8:30AM

Purchasing Representative: D CADORET
Mandatory Prebid START TIME: 8:30
Mandatory Prebid END TIME: 8:45

LINE NUMBER	COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (for Purchasing Use Only)
1	STATE PURCHASING	D CADORET					
2	RI DEM PARKS	Robert Paquette					
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BID NUMBER	7484379
BID TITLE	CONCESSION CONTRACTS FOR STATE PARK FACILITIES- BRENTON POINT STATE PARK
PRE-BID DATE AND TIME	8/21/2013 1:15PM

Purchasing Representative	D CADORET
Mandatory Pre-bid START TIME	1:25
Mandatory Pre-bid END TIME	1:45

COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (For Purchasing Use Only)
1 Del's Lemonade	Bruce J. Long	1 Winfield Court	delsofnewport@ed.com	862-4905		
2 Blimpies Subs	Barry Botelho	14 Pilgrimage Lane	bbotelho@cox.net	401-662-2006		
3 MITH ICE + SNACKS	MICHAEL McLEOD	81 GRANITE ST.	mcleod2400@gmail.com	401-315-5731		
4 Kitt Kites	Kitt Enterprises Ron K. H	46 Woodbridge Rd Narragansett RI	info@demandaattention.com	401-244-5264		
5 Bruce Thompson	DEM PARKS					
6 RJ DEM PAULS	Bob LADDETTE			2222635		
7 STATE PURCHASING	AND CADORET					
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BID NUMBER	7484379
BID TITLE	CONCESSION CONTRACTS FOR STATE PARK FACILITIES - FORT ADAMS STATE PARK
PRE-BID DATE AND TIME	8/21/2013 3:00PM

Purchasing Representative:	D CADORET
Mandatory Pre-bid START TIME:	3:00
Mandatory Pre-bid END TIME:	3:10

COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT EMAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (For Purchasing Use Only)
1 STATE PURCHASING	David Carey					
2 RI DEM PARKS	Robert Lavette					
3 RI DEM PARKS	Bruce Thompson					
4 Longade LLC	Bruce Long	1 Winfield Ct. Middletown	detofnewport@aol.com	862-4925		
5 MIKE'S ICE + SNACKS	MICHAEL McLEOD	81 GRANITE ST.	mcleod240e@msk.com	(401) 315-5731		
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BID NUMBER:	7484379
BID TITLE:	CONCESSION CONTRACTS FOR STATE PARK FACILITIES- GODDARD STATE PARK
PRE-BID DATE AND TIME:	8/22/2013 9:00AM

Purchasing Representative:	D CADORET
Mandatory Pre-bid START TIME:	9:10
Mandatory Pre-bid END TIME:	

COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT EMAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (for Purchasing Use Only)
1 JOHAN CRUDELE		82 MARZANAUE CRANSTON	2AM 5400X.NET	497-5308	941-8848	
2 RI DE W PARKS	Bob Paquette					
3 STATE PURCHASING	AUD CADORET					
4 N.E.F.L.		15 FROIAN	RL401@cox.net	578-8663	274-3255	
5 NEW ENGLAND LEMONANE	Robert Lombardi	15 FROIAN				
6 FCS	Pele Trkolj	1 LAFAZIA DR	Pfr.k.s.710	818-744-3000	-	
7 Jay Vending Co.	DAVID DATHARS H	2142 Priest Budge	john@jayvending.com	410-721-9116	410-721-9136	
8 BLACK BEACH PARTNERS	JONATHAN KAUFMAN	99 FERRIS BO. #108	jonathan@fireandwatergroup.com	508-479-9481	401-284-1969	
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BID NUMBER: 7484379
BID TITLE: CONCESSION CONTRACTS FOR STATE PARK FACILITIES- SCARBOROUGH
PRE-BID DATE AND TIME: 8/22/2013 10:30AM

Purchasing Representative: D CADORET
Mandatory Pre-bid START TIME: 10:40
Mandatory Pre-bid END TIME: 11:05

COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED FOR Purchasing Use Only
EMP	Peter Palumbo	67 Kearney St	PGPH25C@cox.net	SAME	(401) 942-2930	
PGS	Gregory Trnkow	28 Paradise Ln	Gregory Trnkow 894 Y mail		401 286-7795	
KEMCO	Karen Elliott	33 W HIGHWAY	NE-A FRANK LAVERE	595-7241		
SMITHS LANDING	DAN MURPHY	320 COMPASS Cir.	SMITHS DAN@QWERTY.COM	486-9233		
RI DEM PARKS	Bob Parquette					
STATE PURCHASING	PAUL CADORET					
Pel's of South County	Mike Cummins	83 Kingstown Rd.	michaelcummins@pel.com	286-7240		
Jay Vending Co.	DAVID DARRASH	2142 Priest Bridge	204.711.4000		410-721-9136	
BLACK BEACH (ADDRESS)	JONATHAN KAMFMAN	99 FORTIN Rd. LINCOLN, RI	john.kamfman@blackbeach.com	508-479-9481	401-284-1969	
DAC CAESA	Paul Capri	1 CENTER PLACE	DAVIDCAPRI@GMAIL.COM	401 861 6200	401 751 2495	
RF DEAN	Robert Dean					



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BID NUMBER:	7484379
BID TITLE:	CONCESSION CONTRACTS FOR STATE PARK FACILITIES- ROGER WHEELER
PRE-BID DATE AND TIME:	8/22/2013 11:30AM

Purchasing Representative:	D CADORET
Mandatory Pre-bid START TIME:	11:33
Mandatory Pre-bid END TIME:	11:53

	COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED FOR Purchasing Use (Only)
1	QUANST MITL SARGE	DAN MURPHY					
2	SARTY'S LAMORY	AND QUANT					
3	SPARF PUNCHING	RON MURPHY					
4	RI DEM	MIKE CUMMINGS					
5	Fels of South County	BOB PAQUETTE					
6	RI Dem Parks	PEK GEORGE TRIBOLI					
7	PLS	GRYNN TRIBOLI					
8	CRICKET'S	SAM BUTERA	280 GEO WASH		(401) 232-0300	231-8484	
9	KEMCO	KEN ELLIOTT				595-7241	
10	Jay Vending Co.	DAVID DAHARSH					
11	EMP	PETER PALUMBO					
12	W. CATERERS	ROBERT SAGGILL	140 LAKE GARDEN DR	CRANSTON			
13	SANSILI CAFE						
14	BLACK BEACH PARTNERS	JONATHAN KAUFMAN					
15	DAC CAESAR	JOYCE CAPRIO	CENTER PLACE	PROV. DAVID CAPRIO	401-861-6200	401-2495	



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BID NUMBER:	7484379
BID TITLE:	CONCESSION CONTRACTS FOR STATE PARK FACILITIES- EAST MATUNUCK
PRE-BID DATE AND TIME:	8/22/2013 1:30PM

Purchasing Representative:	D CADORET
Mandatory Pre-bid START TIME:	1:30
Mandatory Pre-bid END TIME:	

	COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (for Purchasing Use Only)
1	CRICKET'S	SAM BUTERA					
2	BLAU BERTHARDT'S	JOHN KRAMERSON					
3	REDEM PARKS	BOB FAVRETTE					
4	STATE PURCHASING	DAVID CADORET					
5	KEM CO	KEN ELLIOTT					
6	PGS	PET TRIKOLIS					
7	JAY VENDING CO	DAVID DARRASCH					
8	QUAKER MOM STRAYE Sally's Landing	DAN MURPHY					
9	Pel's South County	MIKE CUNNINGHAM					
10	REDEM	ROGER AUSTIN					
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